

**MINUTES OF THE VINEYARD TOWN  
PLANNING COMMISSION MEETING AND PUBLIC HEARING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
December 16, 2015, 7:02 PM**

**PRESENT –**

Commissioner Chair Wayne Holdaway  
Commissioner Chris Judd  
Commissioner Angela Kohl

**ABSENT –**

Commissioner Garrett Smit  
Commissioner Daniel Pace

**STAFF PRESENT–**

Planner Aric Jensen, Engineer/Public Works Director Don Overson, Deputy Recorder Kinsli McDermott

**OTHERS PRESENT–**

Tyce Flake – Resident/Councilmember; Garrett Seely - Woodside Homes Representative;  
Richard Welsh - Garbett Homes; Jeff Gochmour, Janet West, John West, and Jeff Winston (MIG)  
- The Forge; Stewart Park - Anderson Geneva

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, December 16 2015, starting at 7:02 PM in the Vineyard Town hall.

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**REGULAR SESSION** - The meeting called to order at 7:02 PM

**OPEN SESSION** - Citizen Comments

Chairman Holdaway asked for public comment. None were given.

**MINUTES REVIEW AND APPROVAL** -

**Motion:** COMMISSIONER JUDD MOVED TO APPROVE THE MINUTES OF OCTOBER 21, 2015 AND SEPTEMBER 2, 2015. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH TWO ABSENT.

**BUSINESS ITEMS** -

**5.1 Public Hearing - Dairy Queen Conditional Use Permit**

*Applicant from BKB Foods for Dairy Queen. The proposed location of the project is Lot 4 of the Vineyard Gateway Subdivision, within the RMU Zone.*

Mr. Jensen explained that due to an incomplete application, the Planning Commission would be unable to make an informed decision. He talked about an issue with the applicant not identifying the additional spaces needed on the site plan. He also mentioned needing information regarding the aesthetics of the building and landscaping.

**Motion:** COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:05 PM. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR.

Chairman Holdaway asked for public comment. Commissioner Judd wondered if the applicant proposed installing a 4-foot wall along the outer edge of the drive-through. Mr. Jensen mentioned that he had asked the applicant for additional detail.

A Vineyard resident asked about sufficient parking and drive-through space for the restaurant. Commissioner Judd suggested waiting to have the discussion after an updated site plan was reviewed.

**Motion:** COMMISSIONER KOHL MOVED TO CONTINUE THE PUBLIC HEARING FOR BUSINESS ITEM 5.1 TO THE NEXT AVAILABLE MEETING IN ORDER FOR THE APPLICANT TO PROVIDE MISSING INFORMATION. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH TWO ABSENT.

## **5.2     Waters Edge Phase 7A**

*The applicant is requesting preliminary plat approval for WatersEdge phase 7A, located between Vineyard Loop Road and the Front Runner Line, at approximately 450 N.*

Mr. Jensen reviewed the details of the preliminary plat. Mr. Jensen said the applicant had met the parking requirements as well as the Vineyard public road cross section standards. He said there was plenty of space for on-street parking. He suggested that the discussion be continued due to an incomplete application.

The Planning Commission asked the applicant about buildings, lot sizes, trails, and water drainage.

Commissioner Judd mentioned that Central Utah Water Conservancy District (CUWCD) wells were included on the property. He wondered if the CUWCD section was included in the landscape percentage. Mr. Seely said it was not. He showed the proposed access for the CUWCD well sites. Mr. Overson mentioned that CUWCD would also require some sort of easement agreement to be recorded with the plat. Mr. Seely agreed.

Commissioner Judd asked how parking would be enforced. Mr. Seely explained that CC&R's would define no parking along the driveway side of the road. He said the HOA (homeowner's association) would enforce the parking.

Mr. Overson mentioned that snow removal might be an issue. Discussion ensued regarding roads, snow removal, and on-street parking.

When asked about his recommendation, Mr. Overson said some of his concerns were the conflicts between the landscaping plan and utility plan. He said they were not overlaid so there were trees shown on top of fire hydrants, etc.

**Motion:** CHAIRMAN HOLDAWAY MOVED TO CONTINUE BUSINESS ITEM 5.2 TO THE NEXT MEETING. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

### **5.3     WatersEdge Phase 7B**

*The applicant is requesting preliminary plat approval for WatersEdge 7B, located between Vineyard Loop Road and the Front Runner Line at approximately 600 N.*

Mr. Jensen reviewed the details of the preliminary plat. He pointed out that the lots were very small. He mentioned that there were some issues that needed to be discussed including a road that dead ends. He said adjustments needed to be made. He suggested that the Planning Commission discuss the proposed plat then continue the discussion until the next scheduled meeting so that the applicant could make corrections and submit additional information.

Mr. Richard Welsh Garbett Homes explained the design of the homes and plat. Discussion ensued regarding setbacks, driveway parking, and private roads.

Staff suggested adding fencing regulations and landscaping regulations, maybe as conditions of approval, in order to have adequate sight distances and to maintain clear views.

Mr. Welsh (with Garbett Homes) stated that their specialty was the town home product, and that they were excited to be in Vineyard. He asked about special accommodations for model homes. Mr. Overson explained the requirements for occupancy of a model home.

**Motion:** COMMISSIONER KOHL MOVED TO CONTINUE BUSINESS ITEM 5.3 TO THE NEXT AVAILABLE MEETING SO THAT THE APPLICANT COULD MAKE THE REDLINE CORRECTIONS, SUBMIT A TRAIL LANDSCAPING PLAN, AND PROVIDE THE REQUISITE HOME DESIGN INFORMATION. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

### **5.4     Public Hearing - The Forge**

*The applicant is requesting a rezone and text amendment for "The Forge", on approximately 45 acres located on the southwest corner of the Vineyard Connector and Geneva Road. The application will present the proposal to the Planning Commission. The Town Council has been invited to attend and take part in the discussion, but will take no action.*

Upon request, Jeff Gochnour introduced people working with him on The Forge development. Mr. Winston lead the discussion regarding the zoning change. He explained that the property was currently zoned RMU (Regional Mixed Use). They thought there were a number of uses in the RMU zone that were not appropriate for the site.

The Planning Commissioners reviewed hard copies of the proposed new zoning district. Mr. Winston mentioned that some of the proposed streets were a little different than the Vineyard street standard. He pointed out that they proposed a mix of residential, commercial, and office

space. He said the residential and commercial would be kept in balance and that the residential units would not be built out first. He said building heights would vary.

Mr. Jensen reviewed some of his concerns, including building heights, setbacks, and narrow cross sections.

Commissioner Judd asked if a traffic study had been done. He wanted to know what steps had been taken to ensure that enough research was done in order to make an informed decision. He wanted to be confident that the roads would be wide enough to allow for emergency access, snow removal, and basic traffic flow. He wondered if there was a way to compare The Forge proposal to the Town Center. Mr. Jensen thought there would be enough access points for the development, but thought Commissioner Judd brought up a good point. Mr. Winston reviewed the reasons for the various proposed street widths and said they were optimizing for pedestrians.

Additional discussion ensued regarding maximum building heights, setbacks, pedestrian crossings, and parks.

Mr. Overson pointed out that UDOT (Utah Department of Transportation) required that any connection to Geneva Road be a public road, therefore, 600 North would need to be a public road. Mr. Gochmour and Mr. Winston agreed. Mr. Overson was not sure about requirements for the Vineyard Connector.

When asked, Mr. Winston noted that the parks would be privately owned but would be open to the public.

Commissioner Judd wondered what the major disadvantages were of the RMU zone and what the major advantages were for creating a new zoning district. Mr. Winston talked about the setbacks, limitations of building height, and number of residential units restricted in the RMU zone. He said they wanted to have buildings right on corners, construct taller buildings, and have more residential units than would be permitted in the current RMU zone.

Chairman Holdaway wondered about the sewer and water service for the proposed development. Mr. Overson explained that the development would be in the north section so they would need to purchase their own water. He voiced concern with servicing residential units and said they might need to install a new sewer line.

Mr. Overson discussed the current status of negotiations with UDOT. He wanted everyone to understand that a signed contract did not mean an immediate connection to Geneva Road.

**Motion:** COMMISSIONER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 8:15 PM. COMMISSION CHAIR HOLDAWAY SECONDED THE MOTION. THE MOTION CARRIED.

Chairman Holdaway asked for public comment.

Mr. Park, Anderson Geneva, acknowledged the success of the Cottonwood Partners commercial development and said that Anderson Geneva was excited to be working with them. He said it was the first time he heard about the residential element. He said the master plan for the area had

always envisioned that it would be large retail and commercial development. He voiced concern that the proposed development would cannibalize a potentially similar development to the west.

Mr. Winston talked about his experience with residential development. He thought the proposed development would be complementary to the surrounding developments. He talked about national trends for pedestrian-friendly areas with office and residential developments. He thought the design would set the area apart from any other place in Utah County.

Mr. Jensen pointed out that the proposed development was about 1/2 mile from the Town Center development. He talked about the barrier of the railroad tracks. He thought there were too many visual barriers for one development to impact the other.

Commissioner Judd wondered about Vineyard's benefit if they were to approve a new district with smaller setbacks, increased building heights, and increased residential units. Mr. Winston said that Vineyard was being given a down town. He talked about increased public spaces without causing a burden on the town, increased tax base, additional commercial and residential developments, and additional character to distinguish Vineyard from anywhere else.

**Motion:** COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION CONTINUE THE PUBLIC HEARING FOR BUSINESS ITEM 5.4 TO THE JANUARY 6, 2016 PLANNING COMMISSION MEETING SO THE APPLICANT COULD MAKE RECOMMENDED CHANGES AND/OR PROVIDE ADDITIONAL INFORMATION. COMMISSIONER KOHL SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

## **5.5 Continued public hearing from November 18, 2015**

*The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.*

Mr. Jensen said he had no additional information for this item. Business Item 5.5 was continued to the next meeting.

## **5.6 Planning Commission Training - Crime Prevention through Environmental Design**

Mr. Jensen talked about the environmental elements of crime prevention, including natural surveillance, natural access control, territorial reinforcement, and property maintenance. He review the elements because of his concerns with the current fencing ordinance. He thought there were too many concrete walls along the trails. The Commission talked about fencing in various locations.

Mr. Seeley made a brief presentation of a future agenda item called Tucker's Row, part of Phase 7 of the WatersEdge development.

## **STAFF REPORTS -**

Aric Jensen, Town Planner – Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director – Mr. Overson reported that the town was trying to keep sidewalks clear and that the safe routes to school needed to be re-designated.

## **ADJOURNMENT**

Commissioner Judd adjourned the meeting by consent at 9:23 PM. The next meeting is scheduled to be held on January 6, 2015.

MINUTES APPROVED ON: February 17, 2016

CERTIFIED CORRECT BY: /s/ Kinsli McDermott  
K. MCDERMOTT, DEPUTY RECORDER